



CITY OF AURORA

Department of Community Development  
44 E. Downer Place  
Aurora, Illinois 60507

Casefile Number: NA 20/3 - 06.390-Fpn  
(Office Use Only)

1-3

## LAND USE PETITION

Subject Property Owner's Name: THOMAS LEHMANCompany: GEMINI OFFICE DEVELOPMENTAddress: 6301 S. CASS AVE. STE. 301City: WESTMONT State: IL Zip: 60559 Non-profit Corp. Number: \_\_\_\_\_Phone: 630-963-8184 Fax: 630-963-4475 E-mail: TWLEHMAN@AMERITECH.NET

The Contact Person, listed below, may act as the authorized agent on behalf of the subject property owner only if a letter is attached to this petition granting such authority to the Contact Person and said letter is signed by the subject property owner.

## Contact Person:

Name: SAME AS ABOVE

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## SUBJECT PROPERTY LOCATION INFORMATION

Tax Parcel Number(s): 01-20-302081 Size of Property (Acres): 3.24Address or General Location: OAKHURST & NEW YORK

For Informational Purposes only, attached Legal Description defines Subject Property which may change through review process

## TYPE OF REQUESTED ACTION

Required submittal documents and fees are listed on reverse side of this petition form

## Annexation Related

## Zoning Related

## Variations

## Development Related

## Misc. Petitions

\_\_\_\_ Annexation Petition

\_\_\_\_ Special Use Petition

Aurora Code Section to

Prelim \_\_\_\_ Plat \_\_\_\_ Plan

Specify \_\_\_\_\_

\_\_\_\_ Annexation Agreement

\_\_\_\_ Rezoning Petition

be Varied: \_\_\_\_\_

Final \_\_\_\_ Plat ☒ Plan

Brief Description of Requested Action (ie: zoning requested; dimensions of variation; number of dwelling units; type of dwelling unit; size of building; etc.) \_\_\_\_\_

YES NO Electors Reside on Subject Property

YES NO Greater than 51% of said Electors have joined this petition

## AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto.

Authorized Signatory: \_\_\_\_\_

Date: 27 JUL 06

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 27 day of July 2006State of ILCounty of Kane

, SS

Dawn M. Metzger  
Notary Signature

NOTARY PUBLIC SEAL

OFFICIAL SEAL  
DAWN M. METZGER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-2-2009

My Commission expires

2 day of Aug 2009

RECEIVED:

DATE: 7/27/06RECEIPT NO: 193980AMOUNT: \$150.00REC'D BY: DST



**Gemini Office Development LLC**

One South Wacker Drive  
Suite 800  
Chicago, IL 60606

Phone: 708 642-4754  
Fax: 312 634-5525  
Email: geminingtllc@yahoo.com

July 27, 2006

City of Aurora  
65 Water Street  
Aurora, Illinois 60505

RECEIVED  
JUL 27 2006  
CITY OF AURORA  
PLANNING DIVISION

Dear Sir or Madam:

Please be informed that Mr. Thomas Lehman is acting as our authorized agent with regards to obtaining a building permit for the Medical Office Building on Oakhurst at New York.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Teresa Huyck'.

Teresa Huyck, President

File Item No. \_\_\_\_\_  
Case File Number  
NA20/3-06.390-Fpn

TH/mm

11/10/2005 10:32 FAX 7084099814

CHICAGO TITLE

0003

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1410 002506305 HL

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 2 IN PDA RESUBDIVISION OF LOT 2 IN FOX VALLEY EAST, REGION II UNIT NO. 52 -  
OAKHURST 1ST RESUBDIVISION, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT OF SAID PDA RESUBDIVISION RECORDED DECEMBER 18, 2002 AS DOCUMENT NO.  
R2002-351500, IN DU PAGE COUNTY, ILLINOIS.

RECEIVED  
JUL 27 2006

CITY OF AURORA  
PLANNING DIVISION

File No. \_\_\_\_\_

Case File Number

NA20/3-06.390-Fpn

UNRECORDED

CB5

PAGE A2

CB5

11/18/05

15:34:23

QUALIFYING STATEMENT OF PETITION  
240 NORTH OAKHURST DRIVE

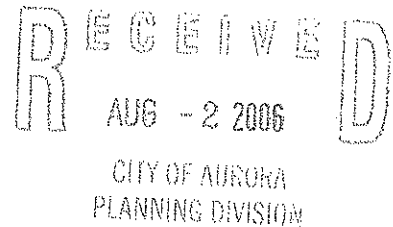
The proposed project meets all of the current zoning requirements as set forth by the City of Aurora.

The intended use as a Medical Office Building will help to serve the public health and general welfare of the community. The exterior design of the building will be an attractive addition to the planned development. The exterior materials have been chosen for their durability and longevity as well as their aesthetics.

There will be a heavily landscaped zone on the east side of the property along Oakhurst as well as to the south along the current town homes. The landscape barrier to the south is in addition to the existing berm and existing landscaping and will provide an attractive barrier zone between the residential zone and the new building to help enhance the current property values of the neighborhood.

The new building will tap into existing services either immediately adjacent to the site or on the site. For drainage, the project will utilize the existing detention pond built in the first phase of the P.D.

Access to the site will be via the existing access road from Oakhurst leading to Dominick's and will have minimum impact to the traffic in the area.



File No. \_\_\_\_\_

Case File Number

NA2013-06.390-FPN



Civil Engineering Consulting & Surveying

5100 S. Lincoln • Suite 100 • Lisle, IL 60532 • (630) 271-0770 • (630) 271-0774 Fax

RECEIVED  
JUL 31 2006

CITY OF AURORA  
PLANNING DIVISION

August 1, 2006

Mr. Stephen K. Andras, P.E.  
Assistant City Engineer  
City of Aurora  
44 East Downer Place  
Aurora, Illinois 60507-2067

Case No. \_\_\_\_\_  
Case File Number  
NA 20/3-06.390-Fpn

RE: Gemini Office Building – Aurora  
Wetland Review  
MEI Project No. 06-PR-5004

Dear Mr. Andras:

An inspection of the proposed site does not indicate evidence of wetland plants or typical wetland conditions. The parcel has been substantially filled from its original state. This elevated condition and the presence of what appears to be relatively recent fill would make this site unlikely to develop a wetland condition.

Sincerely,

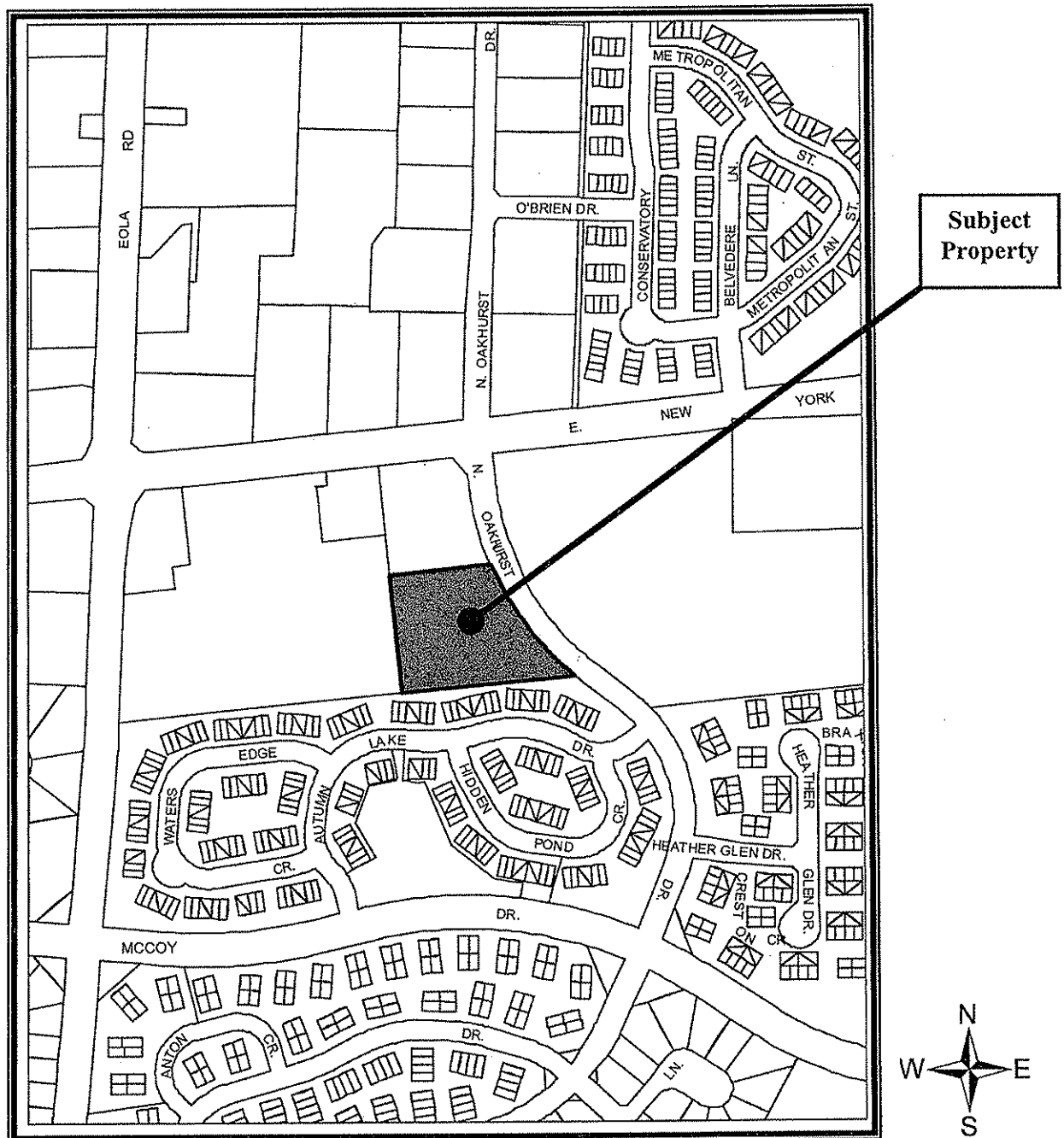
A handwritten signature in dark ink, appearing to read "Jon V. Vaznelis", is written over the word "Sincerely,".

Jon V. Vaznelis  
Project Manager

JVV:pjo

## LOCATION MAP

**NA20/3-06.390-Fpn** – Final Plan on 3.24 acres for a 21,777 square foot retail building near the SWC of Oakhurst Drive and New York Street by GEMINI OFFICE DEVELOPMENT (Ward 10 – JR/JHS)



WKS  
11/6/2006

Page 3 of 3  
P0041748

## Exhibit "A"

### Information Sheet

For the Final Plan for the property located near the SWC of Oakhurst Drive and New York Street

---

Owner: GEMINI OFFICE DEVELOPMENT  
6301 S. Cass Avenue, Suite 301  
Westmont, IL 60559

Date Plan Received By Planning: 07/27/2006

Plan Prepared By: Jensen & Halstead LTD.  
358 West ontario Street  
Chicago, IL 60610

Date Landscape Plan Received By Planning: 07/27/2006

Landscape Plan Prepared By: McAdam Landscaping, Inc.  
2001 Des Plaines Avenue  
Forest Park, IL 60130

Note: A copy of this plan as referenced hereon is on file in the City of Aurora Planning Division Office on the Second Floor, 1 South Broadway, Aurora, Illinois, 60505.

WKS  
11/6/2006

Page 2 of 3  
P0041748

Resolution, accepts the recommendation of the Aurora Planning Commission, and hereby approves said plan.

NOW THEREFORE, BE IT FURTHER RESOLVED that the Planning & Development Committee of the City of Aurora hereby adopts the Final Plan as described on Exhibit "A" along with any dedications deemed necessary by the Aurora City Engineer and that the Aurora City Clerk is hereby directed to file and keep on record said plan and a certified copy of this Resolution, after its passage and signing by the Aurora Planning & Development Committee.

PASSED AND APPROVED this 16th day of November, 2006.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ NOT VOTING \_\_\_\_\_

\_\_\_\_\_  
Mayor  
City of Aurora, Illinois

Attest:

\_\_\_\_\_  
City Council Members

\_\_\_\_\_  
City Clerk

Case File Number: NA20/3-06.390-Fpn  
Parcel Number: 07-20-302-081

This instrument prepared by:  
Aurora Planning Division  
1 South Broadway  
Aurora, Illinois 60505



WKS  
11/6/2006  
P0041748



CITY OF AURORA  
PLANNING & DEVELOPMENT COMMITTEE

RESOLUTION NUMBER: \_\_\_\_\_

DATE OF PASSAGE: November 16, 2006

PETITIONER: GEMINI OFFICE DEVELOPMENT

RESOLUTION APPROVING THE FINAL PLAN ON 3.24 ACRES FOR A 21,750  
SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED NEAR THE SWC OF  
OAKHURST DRIVE AND NEW YORK STREET

WHEREAS, by petition dated July 28, 2006, GEMINI OFFICE DEVELOPMENT filed with the City of Aurora a Final Plan, as described on Exhibit "A" attached hereto; and

WHEREAS, said plan was duly referred by the Aurora City Clerk to the Aurora City Council, who, in turn, referred said plan to the Aurora Planning Council and Planning Commission for study and recommendation, and to the Aurora Planning and Development Committee for final decision; and

WHEREAS, said plan has been determined to be in substantial conformance with the Aurora Zoning Ordinance Number 3100 Section 10.7-9 and 10.7-10; and

WHEREAS, on October 24, 2006 the Aurora Planning Council recommended that said plan be approved; and

WHEREAS, on November 1, 2006 the Aurora Planning Commission reviewed said plan and recommended that said plan be approved; and

WHEREAS, on November 16, 2006 the Planning and Development Committee of the Aurora City Council reviewed said plan and said recommendations and recommended that said plan be approved; and

WHEREAS, the recommendation of the Planning & Development Committee is subject to appeal by the petitioner or a member of the Aurora City Council within the required appeal period which expires on November 22, 2006 at 5:00 p.m.; and

WHEREAS, this resolution shall serve as final action on the request in the event that this resolution is not appealed by any of the aforementioned individuals; and

WHEREAS, in the event that this resolution is appealed, it shall serve as the recommendation of the Planning & Development Committee to the City Council which shall take final action on the request; and

WHEREAS, it is standard city policy to place a condition on all subdivisions that a Special Service Area be established to maintain the stormwater management facilities in the event the property owners association fails to maintain said facilities; and

NOW THEREFORE, BE IT RESOLVED that the Planning & Development Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this



## City of Aurora

Division of Planning • 44 E. Downer Place • Aurora, Illinois 60507-2067 • PHONE (630) 844-3624  
FAX (630) 844-3638

William K. Spaeth, AICP  
Deputy Director of  
Community Development

### F A X C O V E R S H E E T

Date: November 6, 2006 Time: 2:35 PM  
To: Thomas Lehman, Phone: 630-963-8184  
Gemini Office Development Fax: 630-963-4475  
e-mail: twlehman@ameritech.net  
From: Tim Macholl Phone: 630-844-3624  
Planning Division Fax: 630-844-3638  
e-mail:

RE: 2006.390 - GEMINI OFFICE DEVELOPMENT / Final Plan

Just a reminder your next submittal should consist of 9 sets of the following documents:

- Final Plan
- Site Plan
- Landscape Plan
- Elevations
- Lighting Plan
- Fire Hydrant Location Exhibit

And should be to the Planning Division no later than 5 o'clock on  
Wednesday, November 8, 2006.

The next action taken on this petition will be by the Planning and Development Committee on at 4:00 p.m. in the Third Floor Conference Room of City Hall - 44 East Downer Place. I am including with this memo a copy of the draft action document, which will be sent out to each of the committee members along with your submittal.

You should have a representative present at this meeting to answer any questions the Committee may have on this petition.

≈ Please let me know if you have any questions ≈

NUMBER OF PAGES INCLUDING COVER SHEET: 4

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 1283  
CONNECTION TEL 916309634475  
SUBADDRESS  
CONNECTION ID  
ST. TIME 11/06 18:08  
USAGE T 01'34  
PGS. SENT 4  
RESULT OK



## City of Aurora

Division of Planning • 44 E. Downer Place • Aurora, Illinois 60507-2067 • PHONE (630) 844-3624  
FAX (630) 844-3638

William K. Spaeth, AICP  
Deputy Director of  
Community Development

### F A X C O V E R S H E E T

Date: November 6, 2006 Time: 2:35 PM  
To: Thomas Lehman,  
Gemini Office Development Phone: 630-963-8184  
Fax: 630-963-4475  
e-mail: twlehman@ameritech.net  
From: Tim Macholl  
Planning Division Phone: 630-844-3624  
Fax: 630-844-3638  
e-mail:

RE: 2006.390 - GEMINI OFFICE DEVELOPMENT / Final Plan

Just a reminder your next submittal should consist of 9 sets of the following documents:

- Final Plan
- Site Plan
- Landscape Plan
- Elevations
- Lighting Plan
- Fire Hydrant Location Exhibit

And should be to the Planning Division no later than 5 o'clock on  
Wednesday, November 8, 2006.

The next action taken on this petition will be by the Planning and Development  
Committee on at 4:00 p.m. in the Third Floor Conference Room of City Hall 44 East

## PLANNING COUNCIL SUMMARY

---

Casefile Number: NA20/3-06.390-FPN

Request: Final Plan on 3.24 acres for a 21,777 square foot medical office building near the SWC of Oakhurst Drive and New York Street by **GEMINI OFFICE DEVELOPMENT** (Ward 10 - TM/JHS)

---

Attachments: Planning Council Summary Report  
Planning Council Minutes Report  
Application Form

PLANNING COUNCIL SUMMARY REPORT

10/27/2006

---

GENERAL INFORMATION

---

Case Number: NA20/3-06.390-FPN

Date Passed Out of Planning Council: 10/24/2006

Motion to Move the Item Forward .....FORWARD

---

Petition Filing Date.....8/1/2006

City Council Referral Minutes.....8/1/2006

Casefile Checklists.....

Planning Council Minutes .....FINAL PLAN NONRES 8/1/2006,

---

## PLANNING COMMISSION

*Date Of Meeting: 11/1/2006*

---

Casefile Number: NA20/3-06.390-FPN

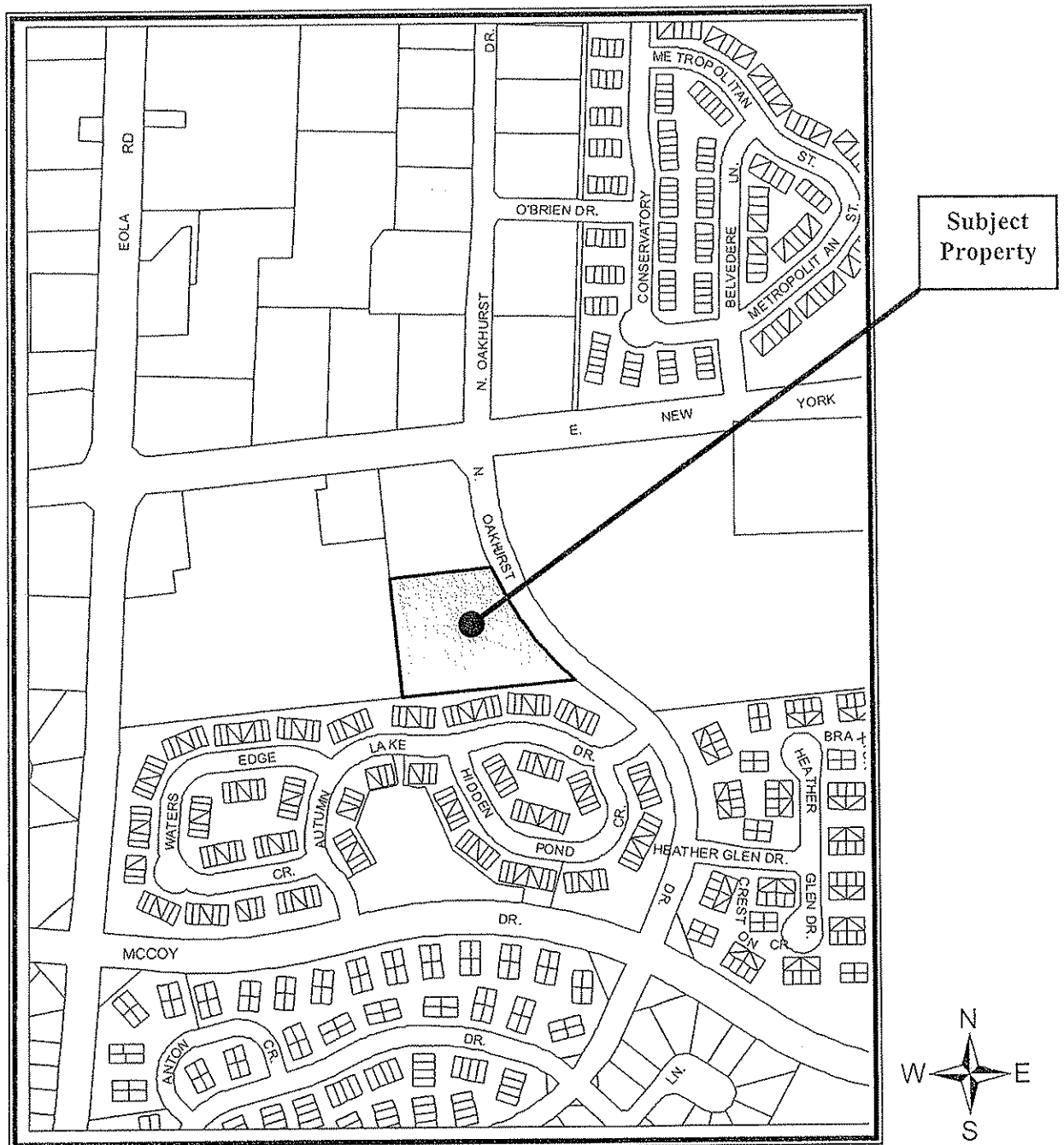
Request: Final Plan on 3.24 acres for a 21,777 square foot medical office building near the SWC of Oakhurst Drive and New York Street by **GEMINI OFFICE DEVELOPMENT**  
(Ward 10 - TM/JHS)

---

Attachments: Location Map  
Planning Staff Report  
Planning Council Summary  
Final Plan  
Site Plan  
Landscape Plan  
Elevations  
Lighting Plan  
Fire Hydrant Location Exhibit

## LOCATION MAP

NA20/3-06.390-Fpn – Final Plan on 3.24 acres for a 21,777 square foot retail building near the SWC of Oakhurst Drive and New York Street by GEMINI OFFICE DEVELOPMENT (Ward 10 – TM/JHS)



PLANNING DIVISION STAFF REPORT  
SP/ES

10/27/2006  
2006.390 STAFF REPORT

### GENERAL INFORMATION

---

Case Number.....NA20/3-06.390-Fpn  
Date of Plan Commission .....November 1, 2006  
Petitioner.....GEMINI OFFICE DEVELOPMENT  
Request.....Final Plan on 3.24 acres for a 21,750 square foot medical office building  
Location .....near the SWC of Oakhurst Drive and New York Street  
Parcel Number .....07-20-302-081  
Size .....3.24 acres  
Street Frontage .....416 feet, along N. Oakhurst Drive  
Current Zoning .....PDD Planned Development District  
Contiguous Zoning.....North: PDD (S) Planned Development District  
South: PDD Planned Development District  
East: PDD Planned Development District  
West: PDD Planned Development District  
Current Land Use .....Vacant Land  
Contiguous Land Uses .....North: Vacant  
South: Residential  
East: Residential  
West: Commercial  
Comp Plan Designation.....Commercial

---

### CHARACTER OF THE AREA

The Subject Property is located near the SWC of Oakhurst Drive and New York Street and is currently utilized as Vacant Land. The property to the north is currently vacant, but is going to be developed as a gas station with car wash. To the south is a residential townhome development. East of the subject property is a residential townhome development. Adjacent to the property on the west side the land is used as a Dominick's.

### DEVELOPMENT PROPOSAL

The GEMINI OFFICE DEVELOPMENT is proposing Final Plan on 3.24 acres for a 21,750 square foot medical office building located near the SWC of Oakhurst Drive and New York Street. The proposal consists of the building as well as 71 parking spaces. The site will be heavily



PLANNING DIVISION STAFF REPORT  
SP/ES

10/27/2006  
2006.390 STAFF REPORT

landscaped on the east side adjacent to Oakhurst Drive as well as to the south which will include additional landscaping to the existing berm to screen the adjacent residential use.

#### HISTORY

This Final Plan petition was referred by the City Council to the Planning Division on August 1, 2006.

#### Physical Development Policies

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.
- 12.0 To plan and provide for the growth of the city through the integration of land use patterns and functions that promotes complementary interactions between different land use components.
- 14.1 (4) To encourage quality site design throughout the City.

#### PUBLIC RESPONSE

N/A

#### EVALUATION

The Planning Staff has reviewed the Final Plan, submitted by the petitioner and have sent comments back to them on those submittals. The petitioner has made all the requested changes to these documents and they now meet all of the applicable codes and ordinances.

#### RECOMMENDATION

The Staff would recommend the conditional approval of the Final Plan on 3.24 acres for a 21,750 square foot medical office building near the SWC of Oakhurst Drive and New York Street by GEMINI OFFICE DEVELOPMENT, with the following conditions:

##### Final Plan

1. Original date.
2. Legal description of property.
3. Name and address of the owner of record.
4. Add a "Site Data" legend with the following information:
  - Size of the property in square feet and acres.
  - Current Zoning.
  - Square footage and percent of the site that will be covered with buildings.
  - Square footage and percent of the site that will be covered with pavement.
  - Number of parking spaces provided.
  - Number of parking spaces required by Zoning Ordinance.
  - Square footage and percent of the site that will be covered with landscaping.
  - Indication of the number of buildings.

PLANNING DIVISION STAFF REPORT  
SP/ES

10/27/2006  
2006.390 STAFF REPORT

5. Add a key that states and defines the "lines" and "symbols" used on the plan.
6. State the location of fire hydrants
7. Modify the landscape parking islands to be a minimum of 8.5' by 19', which should be protected by a six inch raised concrete curb. Please do not modify parking lot islands that are larger than 8.5' by 19'.
8. The parking spaces needs to be 9' by 19' in dimension (does not include handicap spaces).
9. Dimension of each lot line, right-of-way, and detention high water lines
10. State the location and dimension of the private drive. Also state if it is existing or proposed.
11. State the right-of-way for N. Oakhurst Drive.
12. Setback lines and dimensions along all lot lines. All setbacks should be labeled simply "Setback Line" verses "Building Setback Line" etc.
13. Existing and proposed utility systems including sanitary sewers, water, electric, gas, telephone, and cable television lines including their sizes. Show the size of the utility line as such:  
Example: 8" W————— 8" W————— 8" W
14. Proposed public and private lighting system (ex. light poles).
15. Existing and proposed easements for utility service. Existing easements need the document number (ex: 15.00' City Easement per document \_\_\_\_).
16. State the location and height of any proposed or existing berms.

#### Landscape Plan

1. Name and address of the owner of record.
2. Provide the building's linear footage.
3. Tax Parcel Number of subject property.
4. On center spacing for hedges.
5. Proposed berming location and height.

#### ATTACHMENTS

None

PLANNING COUNCIL SUMMARY REPORT  
WKS

10/27/2006

---

GENERAL INFORMATION

---

Case Number: NA20/3-06.390-Fpn

Date Passed Out of Planning Council:

Motion to Move the Item Forward.....Unanimous

---

Petition Filing Date.....7/28/2006

City Council Referral Minutes.....8/1/2006

Casefile Checklists.....

Planning Council Minutes .....8/1/2006 10/24/2006

---

TECHNICAL REVIEW ISSUES

---

The following is a list of technical issues raised by members of the Planning Council and the resolutions to those issues. Please remember that the staff evaluation and recommendation are contained in the Planning Staff Report.

Issue One:..... There were no technical issues for this case.

Resolution: .....N/A

---

Aurora Planning Council Minutes  
Page 1 of 1

10/27/2006  
2006.390

Regular Meeting - Tuesday, August 1, 2006- 9:00 A.M.  
Held in the City of Aurora Council Chambers

IV. Newly Submitted and Reactivated Petitions From Pending

B) NA20/3-06.390-FPN - GEMINI OFFICE DEVELOPMENT - FINAL PLAN ON 3.24 ACRES FOR A 21,777 SQ FT MEDICAL OFFICE BLDG NEAR THE SWC OAKHURST AND NEW YORK (Ward 10- JR/JHS)

Representative present, David Dastur, Tom Lehman, and Jon Vaznecis.

Mr. Dastur described the plan. The material will be brick inlaid precast. Their parking is more than adequate with 46 visitor, and 25 staff spaces. Mr. Pozzi said a fire plan is needed.

Regular Meeting - Tuesday, October 24, 2006- 9:00 A.M.  
Held in the City of Aurora Council Chambers  
II. Petitions To Be Voted On This Week

D) NA20/3-06.390-FPN - GEMINI OFFICE DEVELOPMENT - FINAL PLAN ON 3.24 ACRES FOR A 21,777 SQ FT RETAIL BLDG NEAR THE SWC OAKHURST AND NEW YORK (Ward 10- TM/JHS)

The motion to move this item forward was unanimously approved. This item is moved to the November 1st Planning Commission meeting.



## CITY OF AURORA

Department of Community Development  
44 E. Downer Place  
Aurora, Illinois 60507

Casefile Number: NA. /3-06.390-Fpn  
(Office Use Only)

1-3

## LAND USE PETITION

Subject Property Owner's Name: THOMAS LEHMAN  
Company: GEMINI OFFICE DEVELOPMENT  
Address: 6301 S. CASS AVE. STE. 301  
City: WESTMONT State: IL Zip: 60559 Non-profit Corp. Number: \_\_\_\_\_  
Phone: 630-963-8184 Fax: 630-963-4475 E-mail: TWLEHMAN@AMERITECH.NET

The Contact Person, listed below, may act as the authorized agent on behalf of the subject property owner only if a letter is attached to this petition granting such authority to the Contact Person and said letter is signed by the subject property owner.

## Contact Person:

Name: SAME AS ABOVE

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

## SUBJECT PROPERTY LOCATION INFORMATION

Tax Parcel Number(s): 07-90-302081 Size of Property (Acres): 3.24

Address or General Location: OAKHURST & NEW YORK

For Informational Purposes only, attached Legal Description defines Subject Property which may change through review process

## TYPE OF REQUESTED ACTION

Required submittal documents and fees are listed on reverse side of this petition form

Annexation Related	Zoning Related	Variations	Development Related	Misc. Petitions
____ Annexation Petition	____ Special Use Petition	Aurora Code Section to	Prelim ____ Plat ____ Plan	Specify ____
____ Annexation Agreement	____ Rezoning Petition	be Varied: _____	Final ____ Plat ____ Plan	

Brief Description of Requested Action (ie: zoning requested; dimensions of variation; number of dwelling units; type of dwelling unit; size of building; etc.) \_\_\_\_\_

YES NO Electors Reside on Subject Property

YES NO Greater than 51% of said Electors have joined this petition

## AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto.

Authorized Signature: \_\_\_\_\_

Date: 27 JUL 06

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 27 day of July 2006

State of IL

County of Kane

SS

Notary Signature

NOTARY PUBLIC SEAL

OFFICIAL SEAL  
DAWN M. METZGER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-2-2009

My Commission expires

2 day of

Aug 2009

RECEIVED:

DATE: 7/27/06

RECEIPT NO: 193980

AMOUNT: \$150.00

REC'D BY: DST

## *Appealable Item*

### PLANNING & DEVELOPMENT COMMITTEE

*Date Of Meeting: 11/16/2006*

---

---

**RESOLUTION APPROVING THE FINAL PLAN ON 3.24 ACRES FOR A 21,750  
SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED NEAR THE SWC OF  
OAKHURST DRIVE AND NEW YORK STREET**

---

---

**Casefile Number:** NA20/3-06.390-FPN

**Request:** Final Plan on 3.24 acres for a 21,777 square foot medical office building  
near the SWC of Oakhurst Drive and New York Street by **GEMINI**  
**OFFICE DEVELOPMENT** (Ward 10 - TM/JHS)

---

**Attachments:** Location Map  
Draft Action Document  
Planning Commission Report  
Planning Commission Packet  
Planning Council Summary Packet  
Final Plan  
Site Plan  
Landscape Plan  
Elevations  
Lighting Plan  
Fire Hydrant Location Exhibit

---

**Recommendations:**

<u>REVIEW BODY</u>	<u>DATE</u>	<u>MOTION</u>	<u>VOTE</u>
Plan Commission:	11/1/2006	APPROVAL	unanimous
Planning Council:	10/24/2006		FORWARD unanimous
Planning Staff:	10/25/2006		n/a

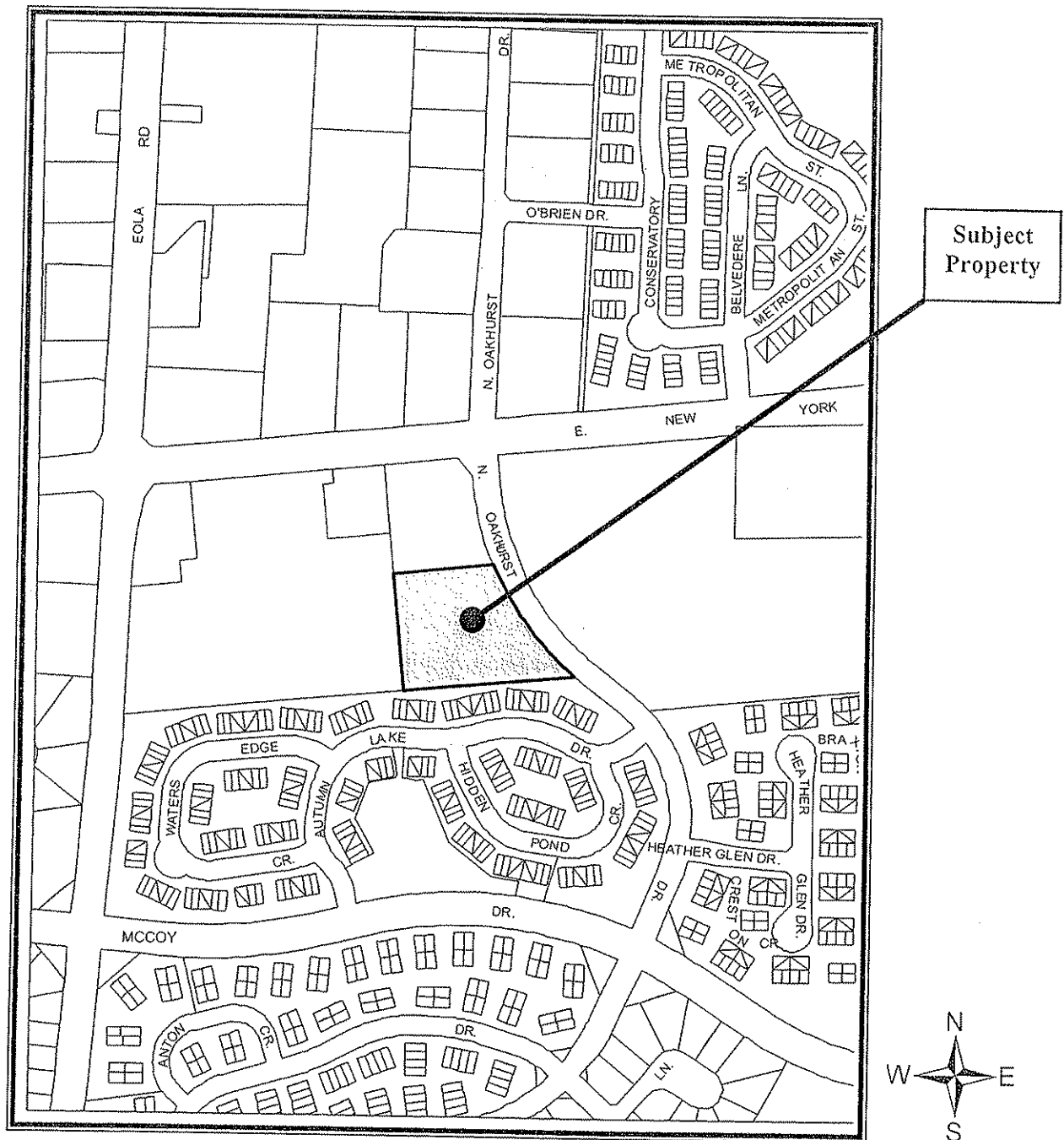
---

**Summary:**

The proposal is a Final Plan on 3.24 acres for a 21,777 square foot medical office building.

## LOCATION MAP

NA20/3-06.390-Fpn – Final Plan on 3.24 acres for a 21,777 square foot retail building near the SWC of Oakhurst Drive and New York Street by GEMINI OFFICE DEVELOPMENT (Ward 10 – TM/JHS)





WKS  
11/9/2006  
2006.390



CITY OF AURORA  
PLANNING & DEVELOPMENT COMMITTEE

RESOLUTION NUMBER: \_\_\_\_\_

DATE OF PASSAGE: November 16, 2006

PETITIONER: GEMINI OFFICE DEVELOPMENT

RESOLUTION APPROVING THE FINAL PLAN ON 3.24 ACRES FOR A 21,750  
SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED NEAR THE SWC OF  
OAKHURST DRIVE AND NEW YORK STREET

WHEREAS, by petition dated July 28, 2006, GEMINI OFFICE DEVELOPMENT filed  
with the City of Aurora a Final Plan, as described on Exhibit "A" attached hereto; and

WHEREAS, said plan was duly referred by the Aurora City Clerk to the Aurora City  
Council, who, in turn, referred said plan to the Aurora Planning Council and Planning Commission  
for study and recommendation, and to the Aurora Planning and Development Committee for final  
decision; and

WHEREAS, said plan has been determined to be in substantial conformance with the  
Aurora Zoning Ordinance Number 3100 Section 10.7-9 and 10.7-10; and

WHEREAS, on October 24, 2006 the Aurora Planning Council recommended that said  
plan be approved; and

WHEREAS, on November 1, 2006 the Aurora Planning Commission reviewed said plan  
and recommended that said plan be approved; and

WHEREAS, on November 16, 2006 the Planning and Development Committee of the  
Aurora City Council reviewed said plan and said recommendations and recommended that said plan  
be approved; and

WHEREAS, the recommendation of the Planning & Development Committee is subject to  
appeal by the petitioner or a member of the Aurora City Council within the required appeal period  
which expires on November 22, 2006 at 5:00 p.m.; and

WHEREAS, this resolution shall serve as final action on the request in the event that this  
resolution is not appealed by any of the aforementioned individuals; and

WHEREAS, in the event that this resolution is appealed, it shall serve as the  
recommendation of the Planning & Development Committee to the City Council which shall take  
final action on the request; and

WHEREAS, it is standard city policy to place a condition on all subdivisions that a Special  
Service Area be established to maintain the stormwater management facilities in the event the  
property owners association fails to maintain said facilities; and

NOW THEREFORE, BE IT RESOLVED that the Planning & Development  
Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this



SP/ES  
9/28/2007

Page 2 of 3  
2006.390

Resolution, accepts the recommendation of the Aurora Planning Commission, and hereby approves said plan.

NOW THEREFORE, BE IT FURTHER RESOLVED that the Planning & Development Committee of the City of Aurora hereby adopts the Final Plan as described on Exhibit "A" along with any dedications deemed necessary by the Aurora City Engineer and that the Aurora City Clerk is hereby directed to file and keep on record said plan and a certified copy of this Resolution, after its passage and signing by the Aurora Planning & Development Committee.

PASSED AND APPROVED this 16th day of November, 2006.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ NOT VOTING \_\_\_\_\_

\_\_\_\_\_  
Mayor  
City of Aurora, Illinois

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Council Members

Case File Number: NA20/3-06.390-Fpn  
Parcel Number: 07-20-302-081

This instrument prepared by:  
Aurora Planning Division  
1 South Broadway  
Aurora, Illinois 60505

SP/ES  
9/28/2007

Page 3 of 3  
2006.390

## Exhibit "A"

### Information Sheet

For the Final Plan for the property located near the SWC of Oakhurst Drive and New York Street

---

Owner:	GEMINI OFFICE DEVELOPMENT 6301 S. Cass Avenue, Suite 301 Westmont, IL 60559
Date Plan Received By Planning:	07/27/2006
Plan Prepared By:	Jensen & Halstead LTD. 358 West ontario Street Chicago, IL 60610
Date Landscape Plan Received By Planning:	07/27/2006
Landscape Plan Prepared By:	McAdam Landscaping, Inc. 2001 Des Plaines Avenue Forest Park, IL 60130

Note: A copy of this plan as referenced hereon is on file in the City of Aurora Planning Division Office on the Second Floor, 1 South Broadway, Aurora, Illinois, 60505.

DRAFT MINUTES OF THE  
AURORA PLANNING COMMISSION  
Regular Meeting  
Wednesday – 11/1/2006  
2<sup>nd</sup> Floor Council Chambers

IV. CONSENT

- A) NA20/3-06.390-Fpn - Final Plan on 3.24 acres for a 21,777 square foot retail building near the SWC of Oakhurst Drive and New York Street by GEMINI OFFICE DEVELOPMENT (Ward 10 - TM/JHS)

MOTION OF APPROVAL WAS MADE BY: Mrs. Smilgys

MOTION SECONDED BY: Mrs. Truax

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Dunn, Mr. Engen,  
Mr. Jones, Mr. Karrels, Mr. Offutt, Mr. Pilmer, Mrs. Smilgys, Mrs. Truax

NAYS: None



# AURORA CITY COUNCIL APPEAL FORM

## PETITION TO APPEAL THE PLANNING & DEVELOPMENT COMMITTEE'S DECISION

NA207-06-390 Ppn

Date Received By:

RECEIVED  
NOV 17 2006  
CITY CLERK'S OFFICE

To: The Honorable Mayor and Members of the City Council of the City of Aurora, Illinois

RE: RESOLUTION APPROVING THE FINAL PLAN ON 3.24 ACRES FOR A 21,750 SQUARE  
FOOT MEDICAL OFFICE BUILDING LOCATED NEAR THE SWC OF OAKHURST DRIVE  
AND NEW YORK STREET

### NOTICE TO THE APPELLANT

The City's review process for petitions that may be decided by the Planning & Development Committee provides that appeals may be filed only within four (4) business days from the day of the Planning & Development Committee decision. No appeals may be filed after this time. Only items associated with the petition on record with the Planning & Development Committee may be appealable.

Date of decision:

November 16, 2006

The appeal period ends at 5:00 pm on:

November 22, 2006

### I. STATEMENT

Please check appropriate statement and sign below.

☐ I, the petitioner(s), appeal the decision of the Planning & Development Committee with respect to the above referenced item.

☐ I, a member of the City Council, appeal the decision of the Planning & Development Committee with respect to the above referenced item.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

### II. QUALIFYING STATEMENTS

### ATTACHMENTS

Approval Resolution

Plan document available at Alderman's office secretarial desk



SP/ES  
11/17/2006  
2006.390

ORIGINAL



CITY OF AURORA  
PLANNING & DEVELOPMENT COMMITTEE  
RESOLUTION NUMBER: \_\_\_\_\_

DATE OF PASSAGE: November 16, 2006

PETITIONER: GEMINI OFFICE DEVELOPMENT

RESOLUTION APPROVING THE FINAL PLAN ON 3.24 ACRES FOR A 21,750  
SQUARE FOOT MEDICAL OFFICE BUILDING LOCATED NEAR THE SWC  
OF OAKHURST DRIVE AND NEW YORK STREET

WHEREAS, by petition dated July 28, 2006, GEMINI OFFICE  
DEVELOPMENT filed with the City of Aurora a Final Plan, as described on Exhibit "A"  
attached hereto; and

WHEREAS, said plan was duly referred by the Aurora City Clerk to the Aurora City  
Council, who, in turn, referred said plan to the Aurora Planning Council and Planning  
Commission for study and recommendation, and to the Aurora Planning and Development  
Committee for final decision; and

WHEREAS, said plan has been determined to be in substantial conformance with  
the Aurora Zoning Ordinance Number 3100 Section 10.7-9 and 10.7-10; and

WHEREAS, on October 24, 2006 the Aurora Planning Council recommended that  
said plan be approved; and

WHEREAS, on November 1, 2006 the Aurora Planning Commission reviewed said  
plan and recommended that said plan be approved; and

WHEREAS, on November 16, 2006 the Planning and Development Committee of  
the Aurora City Council reviewed said plan and said recommendations and recommended  
that said plan be approved; and

WHEREAS, the recommendation of the Planning & Development Committee is  
subject to appeal by the petitioner or a member of the Aurora City Council within the  
required appeal period which expires on November 22, 2006 at 5:00 p.m.; and

WHEREAS, this resolution shall serve as final action on the request in the event  
that this resolution is not appealed by any of the aforementioned individuals; and

WHEREAS, in the event that this resolution is appealed, it shall serve as the  
recommendation of the Planning & Development Committee to the City Council which  
shall take final action on the request; and

WHEREAS, it is standard city policy to place a condition on all subdivisions that a  
Special Service Area be established to maintain the stormwater management facilities in the  
event the property owners association fails to maintain said facilities; and

NOW THEREFORE, BE IT RESOLVED that the Planning & Development  
Committee of the City of Aurora, Illinois, finds as facts all of the preamble recitals of this

SP/ES  
11/17/2006

Page 3 of 3  
2006.390

## Exhibit "A"

### Information Sheet

For the Final Plan for the property located near the SWC of Oakhurst Drive  
and New York Street

---

Owner:  
DEVELOPMENT

GEMINI OFFICE

6301 S. Cass Avenue, Suite 301  
Westmont, IL 60559

Date Plan Received By Planning:

07/27/2006

Plan Prepared By:

Jensen & Halstead LTD.

358 West ontario Street

Chicago, IL 60610

Date Landscape Plan Received By Planning: 07/27/2006

Landscape Plan Prepared By:

McAdam Landscaping, Inc.

2001 Des Plaines Avenue

Forest Park, IL 60130

Note: A copy of this plan as referenced hereon is on file in the City of Aurora Planning  
Division Office on the Second Floor, 1 South Broadway, Aurora, Illinois, 60505.